

Rural Residence **RESIDENTIAL**

**21234 COUNTY ROAD 41**  
WILLOW RIVER, MN 55795



**6**

BEDS

**1**

BATHS

**1,404 ft<sup>2</sup>**

LIVING AREA

**22.34 ac**

LOT SIZE

**1914**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**5**

PARKING

**VALUATION**

Last Sale

**\$450,000 · Mar 20, 2025**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,578 (2024)</b> |
| Assessed Value        | <b>\$223,900</b>      |
| Previous Assessed     | <b>\$218,200</b>      |
| Assessor Market Value | <b>\$223,900</b>      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | Pine            |
| Lot (acres)   | 22.34           |
| Roof          | Metal           |
| Heating       | Forced Air      |
| Cooling       | None            |
| Pool          | No              |

Shed · 112 ft²

Porch · 238 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 80<br>FLOOD | 30<br>WILDFIRE | 44<br>HEAT | 51<br>STORM | 5<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Willow River Secondary School  | Middle     | 7–12   | 4.3 mi   |
| Willow River Elementary School | Elementary | PK–6   | 4.3 mi   |

District: Willow River Public School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 55795**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>148</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>1,380</b><br>POPULATION | <b>\$72K</b><br>MEDIAN IN-<br>COME | <b>40°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|